

May

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Click on desired
Commission meeting date
for detailed Agenda
information.

All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

PLANNING COMMISSION MEETING AGENDA

Thursday, May 2, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SEA-83-D-030-7	The Madeira School	P. Braham	Rec. Approval
RZ-2001-DR-056	John E. Coleman, Trustee	M. Stanfield	Rec. Approval
CSP-C-020	Tall Oaks Village Center	L. Johnson	PH to 7/11/02
RZ-2001-PR-054	D. R. Horton, Inc.	L. Johnson	D/O to 5/16/02
FDP-2001-PR-054	" "		D/O to 5/16/02

SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
2232-D01-23	Sprint	D. Jillson	Approved
FDPA-84-D-049-7	Tyson's II	P. Braham	Approved
S99-CW-2TR	OTPA (Trails)		Rec. Approval
RZ-2001-HM-052	Keystone	D. Thomas	Rec. Approval

PLANNING COMMISSION AGENDA
THURSDAY, MAY 2, 2002

7:00 p.m. The Planning Commission's Development Criteria Review Committee will meet in the Board Conference Room to review the response to the Outreach meetings held on April 6 and 16, 2002.

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

SEA-83-D-030-7 - THE MADEIRA SCHOOL, INC. - Appl. under Sect. 3-E04 of the Zoning Ord. to amend SE-83-D-030 previously approved for a private school of general education to permit construction of faculty & staff housing & expansion of existing school facilities on prop. located at 8328 Georgetown Pi. on approx. 376.16 ac. zoned R-E. Tax Map 20-1((1))14 & 20-2((1))1. DRANESVILLE DISTRICT.

RZ-2001-DR-056 - JOHN E. COLEMAN, J. SCOTT TUCKER, LUKE L. GUARISCO, TRUSTEES FOR THE LAURA LEA GUARISCO TRUST III - Appl. to rezone from R-1 to R-2 to permit resident. dev. at a density of 1.66 du/ac on prop. located on the S. side of Linway Terr., approx. 200 ft. W. of Kirby Rd. on approx. 1.20 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 31-3((1))157. DRANESVILLE DISTRICT.

CSP-C-020 - TALL OAKS VILLAGE CENTER, L.L.C. - Appl. under Sect. 12-210 of the Zoning Ord. for approval of a Comprehensive Sign Plan for Tall Oaks Shopping Center approved pursuant to RZ-C-020 on prop. located in the N.E. quadrant of the intersect. of Wiehle Ave. & N. Shore Dr. on approx. 9.94 ac. zoned PRC. Tax Map 18-1((5))8A, 8A2 & 17-2((25))8C. HUNTER MILL DISTRICT.

RZ-2001-PR-054/FDP-2001-PR-054 - D. R. HORTON, INC. - Appls. to rezone from R-2 to PDH-4 to permit resident. dev. at a density of 3.15 du/ac & approval of the conceptual & final dev. plans on prop. located in the S.E. quadrant of the intersect. of Chain Bridge Rd. & Sutton Rd. on approx. 3.49 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1((1))55A. PROVIDENCE DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 2, 2002**

DEFERRAL: CSP-C-020 - TALL OAKS VILLAGE CENTER LLP - P/H to 7/11/02

DECISIONS ONLY:

2232-D01-23 - SPRINT PCS (P/H held on 1/17/02)
FDPA-84-D-049-7 - TYSONS II LAND COMPANY (P/H held on 4/18/02)
S99-CW-2TR - OUT-OF-TURN PLAN AMENDMENT (Trails) (P/H held on 1/16/02)
RZ-2001-HM-052 - KEYSTONE LLC (P/H held on 4/18/02)

FEATURES SHOWN:

FSA-71-2 - AT&T - 7171 Wimsatt Road
2232A-D00-4-2 - AT&T - I-495/Old Dominion Drive
FSA-D96-43-1 - AT&T - 6520 Georgetown Pike
2232A-D00-6-1 - AT&T - GW Parkway /I-495
FSA-D97-39-2 - AT&T - 10516 Leesburg Pike
FS-D02-4 - XM Radio - 1551 Trap Road
FSA-S97-40-1 - AT&T - 6001 Union Mill Road
FSA-S96-78-2 - AT&T - 8900 Block of Burke Road
FSA-Y98-8-1 -AT&T -Westbrook Dr./Stringfellow Rd.
2232A-Y00-3-2 - AT&T - I-66 & Route 28
FSA-Y97-50-2 - AT&T - Cub Run Stream Valley Park

SEA-83-D-030-7 - MADEIRA SCHOOL, INC.

RZ-2001-DR-056 - LAURA LEA GUARISCO TRUST

1. Adrienne Whyte
McLean Citizens Association
6704 West Falls Way
Falls Church, VA 22046

1. Adrienne Whyte
McLean Citizens Association
6704 West Falls Way
Falls Church, VA 22046

RZ/FDP-2001-PR-054 - D. R. HORTON, INC.

1. Claudette Connelly
9602 Whitecedar Court
Vienna, VA 22181

6. William Browning
2612 Lemontree Lane
Vienna, VA 22181

11. Heather Glynn
9618 Whitecedar Court
Vienna, VA 22181

2. James Connelly
9602 Whitecedar Court
Vienna, VA 22181

7. Mark Miller
9619 Whitecedar Court
Vienna, VA 22181

12. Barbara Rousseau
2701 Snowberry Court
Vienna, VA 22181

3. Philip Servidea
9610 Whitecedar Court
Vienna, VA 22181

8. Richard Newberg
9714 Bunchberry Place
Vienna, VA 22181

13. Vestal Tutterow
2613 Lemontree Lane
Vienna, VA 22181

4. Martin O. Walsh
9608 Whitecedar Court
Vienna, VA 22181

9. Robert Willis
2702 Snowberry Court
Vienna, VA 22181

14. Sean McDonald
2729 Sutton Road
Vienna, VA 22181

5. Kathleen Moody
9608 Whitecedar Court
Vienna, VA 22181

10. Rick McKay
19713 Bunchberry Place
Vienna, VA 22181

PLANNING COMMISSION MEETING AGENDA

Thursday, May 9, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ-2000-HM-044 & FDP-2000-HM-044 & PCA-80-C-028-6 & PCA-77-C-098-4	TST Woodland LLC " " "	W. Mayland	Rec. Approval Approved Rec. Approval Rec. Approval
S01-CW-1CP	OTPA	E. Shreiner	D/O to 5/23/02
RZ-2001-MA-047 & FDP-2001-MA-047 & SE-01-M-044	Billie Bryan Mackey " "	D. Thomas	PH to 7/10/02
SEA-92-Y-030	Motiva Enterprises, LLC	D. Thomas	PH to 9/18/02

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
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None

PLANNING COMMISSION AGENDA
THURSDAY, MAY 9, 2002

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

RZ-2000-HM-044/FDP-2000-HM-044 - TST WOODLAND LLC - Appls. to rezone from I-4 to PDC to permit mixed use & resident. dev. w/an overall FAR of 0.70 including previously granted density credit, a waiver of the 75 ft. setback requirement from the Dulles Airport Access & Toll Rds. (DAAR) & approval of the conceptual & final dev. plans on prop. located in the S.W. quadrant of the intersect. of the DAAR & Monroe St. on approx. 39.30 ac. Comp. Plan Rec: Mixed use. Tax Map 16-3((11))6A1 pt.; 16-4((1))35-39. (Concurrent w/PCA-80-C-028-6 & PCA-77-C-098-4.) HUNTER MILL DISTRICT.

PCA-80-C-028-6 - TST WOODLAND, LLC - Appl. to delete land area from RZ-80-C-028 previously approved for office dev. in order to include it in the land area for RZ-2000-HM-044, w/no change in the previously approved overall FAR of 0.70 on prop. located on the N. side of Sunrise Valley Dr., approx. 500 ft. W. of its intersect. w/Monroe St. on approx. 32,234 sq. ft. of land zoned I-4. Comp. Plan Rec: Mixed use. Tax Map 16-3((11))6A1 pt. (Concurrent w/RZ/FDP-2000-HM-044 & PCA 77-C-098-4.) HUNTER MILL DISTRICT.

PCA-77-C-098-4 - TST WOODLAND, LLC - Appl. to delete 5.27 ac. from RZ-77-C-098 previously approved for office dev. in order to include it in the land area for RZ-2000-HM-044 w/no change in the previously approved overall FAR of 0.70 on prop. located on the N. side of Sunrise Valley Dr., approx. 1,000 ft. W. of Monroe St. on approx. 5.27 ac. zoned I-4. Comp. Plan Rec: Mixed use. Tax Map 16-3((11))6A1 pt. (Concurrent w/RZ/FDP-2000-HM-044 & PCA-80-C-028-6.) HUNTER MILL DISTRICT.

S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fx. Co., in accordance w/the *Code of Virginia*, Title 15.2, Chap. 22, concerning land along Telegraph Rd located betw. I-495/Capital Beltway on the N. & Beulah Rd to the S. The Telegraph Rd. Corridor is described in the Area IV Vol. of the 2000 Edition of the Comprehensive Plan as amended through Mar. 19, 2001, which indicates the area is planned for predominately resident. use: 1-2, 2-3 & 3-4 dwelling units per ac., retail, other & office uses in dispersed locations. The Corridor has been the subj. of a special study conducted by Co. staff w/guidance provided by the Telegraph Rd Corridor Study Task Force resulting in proposed revisions to the Area IV Plan. The study proposes modifications to the existing Plan land use & transportation recommendations. LEE DISTRICT.

PLANNING COMMISSION AGENDA
THURSDAY, MAY 9, 2002

RZ-2001-MA-047/FDP-2001-MA-047 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST - Appls. to rezone from R-3 to PDH-8 to permit resident. dev. at a density of 6.31 du/ac a waiver of the minimum dist. size requirement & approval of the conceptual & final dev. plans on prop. located approx. 400 ft. W. of the Arl. Co. line on the S. side of Arl. Blvd. on approx. 1.11 ac. Comp. Plan Rec: 2-3 du/ac w/option for 5-8 du/ac. Tax Map 51-4 ((1)) 11. (Concurrent w/SE-01-M-044.) MASON DISTRICT.

SE-01-M-044 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST - Appl. under Sects. 6-105, 9-501 & 9-526 of the Zoning Ord. to permit a bed & breakfast on prop. located at 6025 Arlington Blvd. on approx. 14,961 sq. ft. of land zoned PDH-8. Tax Map 51-4((1))11 pt. (Concurrent w/RZ/FDP-2001-MA-047.) MASON DISTRICT.

SEA-92-Y-030 - MOTIVA ENTERPRISES, LLC - Appl. under Sects. 4-804 & 9-601 of the Zoning Ord. to amend SE-92-Y-030 previously approved for a service station, quick-service food store & car wash to modify dev. conditions, including canopy modifications on prop. located at 13401 Lee Hwy. on approx. 1.44 ac. zoned C-8 & WS. Tax Map 55-3((3))39. SULLY DISTRICT.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 9, 2002

DEFERRALS: SEA-92-Y-030 - MOTIVA ENTERPRISES, LLC - PH to 9/18/02
 RZ-2001-MA-047 - BILLIE BRYAN MACKEY - PH to 7/10/02
 FDP-2001-MA-047 - BILLIE BRYAN MACKEY - " " "
 SE-01-M-044 - BILLIE BRYAN MACKEY - " " "

FEATURES SHOWN: FSA-72-1 - AT&T - 12355 Sunrise Valley Drive
 FSA-P96-55-1 - Sprint - 2311 Pimmit Drive

RZ-2000-HM-044/FDP-2000-HM-044 - TST WOODLAND LLC

PCA-80-C-028-6 - TST WOODLAND, LLC

PCA-77-C-098-4 - TST WOODLAND, LLC

1. Eta Davis
 12949 Wood Crescent Circle
 Herndon, VA 20171

S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT (Lee) (Telegraph Road Study)

1. Douglas Boulter, President
 Virginia Hills Citizens Association
 P.O. Box 10837
 Alexandria, VA 22310
2. Glenn Ovrevik
 7912 Telegraph Road
 Alexandria, VA 22315
3. Raymond Consoli
 3103 Marl Pat Drive
 Alexandria, VA 22310
4. William Thomas, Esquire
 Fagelson, Schonberger, Payne & Deichmeister
 1775 Jamieson Ave., Suite 200
 Alexandria, VA 22314

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 15, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

APPLICANT

STAFF ASSIGNED

PC ACTION

SEA-83-C-065-4

Washington DC SMSA
(Trading as Verizon Wireless)

F. Burnsyznski

Rec. Approval

RZ-2001-SP-041
FDP-2001-SP-041

Centex Homes
"

W. Mayland

D/O to 5/16/02

SEA-00-Y-001

Chevy Chase Bank

F. Burnsyznski

Rec. Approval

SCHEDULED DECISIONS

APPLICANT

STAFF ASSIGNED

PC ACTION

None

PLANNING COMMISSION AGENDA
WEDNESDAY, MAY 15, 2002

7:30 p.m. The Planning Commission's **Housing Committee** will meet in the Board Auditorium.

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

SEA-83-C-065-4 AND FSA-H98-5-2 - WASHINGTON DC SMSA LIMITED PARTNERSHIP (TRADING AS VERIZON WIRELESS) - Appl. under Sect. 9-101 of the Zoning Ord. to amend SE-83-C-065, previously approved for a telecommunications facility, and to amend the previously-approved feature shown to permit additional antennas on prop. located at 2610 Reston Pkwy. on approx. 1.68 ac. zoned R-2. Tax Map 26-3((1))22 & 22A. HUNTER MILL DISTRICT.

RZ-2001-SP-041/FDP-2001-SP-041 - CENTEX HOMES - Appls. to rezone from R-1, R-2 & WS to PDH-12 & WS to permit resident. dev. at a density of 13.6 du/ac & approval of the conceptual & final dev. plans including bonus density for the provision of ADUs on prop. generally located on the N. side of Lee Hwy., S. of Post Forest Dr. on both sides of Legato Rd. & Dixie Hill Rd. on approx. 79.95 ac. Comp. Plan Rec: Fx. Ctr. Area: Res: 12 du/ac at the Overlay Level. Tax Map 56-1((1))11A, 11B, 27-30; 56-1((2))1-5; 56-1((3))1-14; 56-1((4))4, 6-12; 56-1((5))6-8, 9 pt., 10 pt., 11 pt., 12 pt., 13 pt., 14 pt., 15 pt., 16-28; 56-1((6))1-10; 56-1((9))1-7, 11-13, 15-22; 56-1((11))1, 2, 3A, 4A, 5-7, A & B & a portion of the public rights-of-way for Deljo Dr., Ruffin Dr., Deming Dr., Butler Dr., Legato Rd., Dixie Hill Rd., Rhett La. & Quality St. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Deljo Dr., Ruffin Dr., Deming Dr., Butler Dr., Legato Rd., Dixie Hill Rd., Rhett La. & Quality St. to proceed under Sect. 15.2-2272(2) of the *Code of Virginia*.) SPRINGFIELD DISTRICT.

SEA-00-Y-001 - CHEVY CHASE BANK - Appl. under Sects. 4-607, 7-607 & 9-610 of the Zoning Ord. to amend SE-00-Y-001 previously approved for a fast food restaurant & commercial dev. to permit a drive-in bank, site modifications & a waiver of the min. lot width requirement on prop. located in the triangle formed by Centreville Rd., Old Centreville Rd. & Westview Dr. on approx. 2.83 ac. zoned C-6, WS, SC & HC. Tax Map 54-4((5))2A. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 15, 2002**

FEATURE SHOWN: FSA-H98-5-1 - Verizon - 2610 Reston Parkway

SEA-83-C-065-4 - WASHINGTON DC SMSA LP, T/A VERIZON WIRELESS

NO SPEAKERS

SEA-00-Y-001 - CHEVY CHASE BANK

NO SPEAKERS

RZ-2001-SP-041/FDP-2001-SP-041 - CENTEX HOMES

- | | | |
|---|---|--|
| 1. Charles Thomas
4506 Legato Road
Fairfax, VA 22030 | 8. Stephen Gross
12107 Ruffin Drive
Fairfax, VA 22030 | 16. Barbara Payne-Booze
12014 Ruffin Drive
Fairfax, VA 22030 |
| 2. Joe Salcetti, President
Cambryar HOA
12111 Ruffin Drive
Fairfax, VA 22030 | 9. Ben Bovee
12108 Ruffin Drive
Fairfax, VA 22030 | 17. James Autry, Esquire
4122 Leonard Drive
Fairfax, VA 22030
Attorney for 18
homeowners in the
DixCenGato area |
| 3. David Watkins
Merrifield Garden Center
12101 Lee Highway
Fairfax, VA 22030 | 10. Cecilia Roman
4585 Kieland Ridge Road
Fairfax, VA 22030 | 18. Charles Stilton
4603 Camabryar Street
Fairfax, VA 22030 |
| 4. Derek Wojciech
4763 Thornbury Drive
Fairfax, VA 22030 | 11. Marshall Heeger
4731 Thornbury Drive
Fairfax, VA 22030 | 19. Floyd Taylor, Jr.
4520 Rhett Lane
Fairfax, VA 22030 |
| 5. Bob Billak
4710 Caronia Way
Fairfax, VA 22030 | 12. Carol Herring
4510 Rhett Lane
Fairfax, VA 22030 | 20. Anthony Rudzinski
4525 Rhett Lane
Fairfax, VA 22030 |
| 6. Patrick Arnold
property owner
not resident
4512 Rhett Lane
Fairfax, VA 22030 | 13. Tom McDonald
12307 Cannonball Road
Fairfax, VA 22030 | 21. Kevin McDonald
4613 Dixie Hill Road
Fairfax, VA 22030 |
| 7. Joyce Kubitz
12106 Ruffin Drive
Fairfax, VA 22030 | 14. Sean Pomeroy
4761 Thornbury Drive
Fairfax, VA 22030 | |
| | 15. Kathleen Klimek
4583 Kieland Ridge Road
Fairfax, VA 22030 | |

PLANNING COMMISSION MEETING AGENDA

Thursday, May 16, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
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ZOA (Chapter 112 - Editorial Revisions)		D. Kenny	Rec. Approval
ZOA (Chapter 112 - Affordable Dwelling Unit Program)		D. Pesto	Rec. Approval
RZ-2001-PR-050 FDP-2001-PR-050	Stanley-Martin Homebldg. "	C. Lewis	PH to 5/30/02
PCA-1998-PR-058 SEA-83-P-045-4	Tycon Tower I "	C. Lewis	D/O to 5/30/02

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
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RZ-2001-PR-054 FDP-2001-PR-054	D. R. Horton "	C. Belgin	D/O to 5/30/02
RZ-2001-SP-041 FDP-2001-SP-041	Centex Homes "	W. Mayland	Rec. Approval Approved

PLANNING COMMISSION AGENDA
THURSDAY, MAY 16, 2002

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ZONING ORDINANCE AMENDMENT (CHAPTER 112 - EDITORIAL REVISIONS) -

To amend the Zoning Ord. as follows: Editorial revisions that correct a number of inconsistencies & errors caused by previously adopted amendments that do not alter the intent of the provisions beyond what was intended by the BOS in the adoption of the original amendments.

ZONING ORDINANCE AMENDMENT (CHAPTER 112 - AFFORDABLE DWELLING UNIT PROGRAM) -

To amend the Zoning Ord. as follows: Revisions to the ADU program provisions.

RZ-2001-PR-050/FDP-2001-PR-050 - STANLEY-MARTIN HOMEBUILDING, LLC -

Appls. to rezone from R-1 & HC to PDH-12 & HC to permit resident. dev. at a density of 9.64 du/ac & approval of the conceptual & final dev. plans on prop. located on the S. side of Lee Hwy., approx. 600 ft. E. of its intersect. w/Nutley St. on approx. 4.46 ac. Comp. Plan Rec: 8-12 du/ac. Tax Map 48-4((1))15 & 16. PROVIDENCE DISTRICT.

PCA-1998-PR-058 - TYCON TOWER I INVESTMENT LIMITED PARTNERSHIP AND TYCON TOWER III INVESTMENT CORPORATION -

Appl. to amend the proffers for RZ-1998-PR-058 previously approved for office dev. to permit bldg. & site modifications w/an overall FAR of 1.65 on prop. located on the N. side of Towers Crescent Dr., approx. 1,000 ft. N.W. of the intersect. of Leesburg Pi. & the Capital Beltway on approx. 18.05 ac. zoned C-4, HC & SC. Comp. Plan Rec: Office. Tax Map 39-2((29))1A1, 1D1 & B. (Concurrent w/SEA-83-P-045-4.) PROVIDENCE DISTRICT.

SEA-83-P-045-4 - TYCON TOWER I INVESTMENT LIMITED PARTNERSHIP AND TYCON TOWER III INVESTMENT CORPORATION -

Appl. under Sect(s). 4-404 & 9-607 of the Zoning Ord. to amend SE-83-P-045 previously approved for an increase in bldg. height to permit bldg. & site modifications on prop. located at 8000 Towers Crescent Dr. on approx. 18.05 ac. zoned C-4, HC & SC. Tax Map 39-2((29))1A1, 1D1 & B. (Concurrent w/PCA-1998-PR-058.) PROVIDENCE DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 16, 2002**

DECISIONS ONLY: RZ/FDP-2001-PR-054 - D. R. HORTON, INC. - PH held on 5/2/02
RZ-2001-SP-041/FDP-2001-SP-041 - CENTEX HOMES - PH held on 5/15/02

DEFERRALS: RZ-2001-PR-050 - STANLEY-MARTIN HOMEBUILDING - PH to 5/30/02
FDP-2001-PR-050 - STANLEY-MARTIN HOMEBUILDING - " " "
RZ-2001-MA-049 - SEVILLE HOMES, LLC - PH to 5/29/02
FDP-2001-MA-049 - SEVILLE HOMES, LLC - " " "
S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - D/O to 5/29/02
ZONING ORDINANCE AMENDMENT (FRONT YARD PAVING) - DO to 5/29/02

ADMINISTRATIVE: Site Plan #6796-SP-07-2

FEATURES SHOWN: 456A-D97-17-1 - AT&T - 6300 Georgetown Pike
FSA-H97-35 - AT&T - 11400 South Lakes Drive
FSA-66-2 - AT&T - 5716 South Van Dorn Street
FSA-L92-9-2 - Verizon - 2970 Southgate Drive

ZONING ORDINANCE AMENDMENT (Editorial Revisions)

No Speakers

ZONING ORDINANCE AMENDMENT (Affordable Dwelling Unit Program)

1. Shari Zamarra
Community Ministry of Northern Virginia
7011 Calamo Street, #102
Springfield, VA 22150

PCA-1998-PR-058 - TYCON TOWER I & III INVESTMENT
SEA-83-P-045-4 - TYCON TOWER I & III INVESTMENT

1. Amy Tozzi
Encore Homeowners Association
Regency of McLean Condominium Assn.
1800 Old Meadow Road
McLean, VA 22102

PLANNING COMMISSION MEETING AGENDA

Thursday, May 23, 2002

This page provides the currently-scheduled applications to be heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290. To sign up to speak, either click on the [Speaker’s List](#) icon, or call the Planning Commission Office at 703-324-2865 prior to 3:00 p.m. on the date of the scheduled hearing.

[SCHEDULED PUBLIC HEARINGS](#)

APPLICANT

STAFF ASSIGNED PC ACTION

RZ-2001-MA-049
FDP-2001-MA-049

Seville Homes, LLC
"

W. Mayland

[SCHEDULED DECISIONS](#)

APPLICANT

STAFF ASSIGNED

PC ACTION

Zoning Ordinance Amendment (Front Yard Paving)

D. Varney

PLANNING COMMISSION AGENDA
THURSDAY, MAY 23, 2002

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ZONING ORDINANCE AMENDMENT (FRONT YARD PAVING) - To amend Chap. 112 as follows: Revisions to limit, in the R-1, R-2, R-3 & R-4 Dists., the amt. of paving or surfaced area that can occur in the front yards of single family detached dwellings & to require that parking for vehicles or trailers in the front yard must be on a surfaced area. (DECISION ONLY.)

RZ-2001-MA-049/FDP-2001-MA-049 - SEVILLE HOMES, LLC - Appls. to rezone from C-2, R-2, HC & SC to PDH-5, HC & SC to permit resident. dev. at a density of 4.85 du/ac & approval of the conceptual & final dev. plans on prop. located in the N.E. & S.E. quadrants of the intersect. of Evergreen La. & Alpine Dr. on approx. 2.68 ac. Comp. Plan Rec: 4-6 du/ac at Overlay Level. Tax Map 71-2((2))27-29; 71-2((4))4-6. MASON DISTRICT.

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 29, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

APPLICANT

STAFF ASSIGNED

PC ACTION

SE-01-M-041	KFC Of America, Inc.	D. Thomas	D/O to 6/13/02
2232-P02-11	Tyson's Firehouse LLC	D. Marshall	Approved
SEA-97-Y-002 PCA-1997-SU-002	Chantilly Associates, Inc "	D. Thomas	Rec. Approval
RZ-2001-MA-049 FDP-2001-MA-049	Seville Homes "	W. Mayland	Rec. Approval Approved

SCHEDULED DECISIONS

APPLICANT

STAFF ASSIGNED

PC ACTION

ZOA - Limitation on Paving in front yard		D. Varney	Rec. Approval
S01-CW-1CP (Lee/Telegraph Rd.)		M. Gardner	Rec. Approval

**PLANNING COMMISSION AGENDA
WEDNESDAY, MAY 29, 2002**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

RZ-1998-LE-064 - SPRINGFIELD EAST, L.C. - Appl. to rezone from I-4 to C-4 to permit mixed use dev. w/an overall FAR of 1.22 on prop. located generally at the N. terminus of Springfield Center Dr., S. of the Franconia-Springfield Pkwy., and S.W. of the Joe Alexander Transportation Ctr. on approx. 9.72 ac. Comp. Plan Rec: Industrial w/option for mixed use. Tax Map 90-2((1))58A pt., 58B & 59A pt. (Concurrent w/SEA-91-L-053-4, SEA-91-L-054-3 & SE-01-L-020.) LEE DISTRICT.

SEA-91-L-054-3 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 2-904 of the Zoning Ord. to amend SE-91-L-054 previously-approved for uses in a floodplain to permit site modifications including providing road & pedestrian access points to the transit center on prop. generally located S. of the Franconia-Springfield Pkwy. at its intersect. w/Frontier Dr. on approx. 26.12 ac. zoned I-4. Tax Map 90-2((1))60. (Concurrent w/SEA-91-L-053-4, RZ-1998-LE-064 & SE-01-L-020.) LEE DISTRICT.

SEA-91-L-053-4 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 5-404 of the Zoning Ord. to amend SE-91-L-053 previously approved for WMATA facilities to permit site modifications including providing road & pedestrian access points to the transit center on prop. generally located S. of the Franconia-Springfield Pkwy. at its intersect. w/Frontier Dr. on approx. 26.12 ac. zoned I-4. Tax Map 90-2((1))60. (Concurrent w/SEA-91-L-054-3, RZ-1998-LE-064 & SE-01-L-020.) LEE DISTRICT.

SE-01-L-020 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 4-404 of the Zoning Ord. to permit a hotel on prop. located generally at the N. terminus of Springfield Center Dr., S. of the Franconia-Springfield Pkwy., & S.W. of the Joe Alexander Transportation Ctr. on approx. 9.72 ac. zoned C-4. Tax Map 90-2((1))58A pt., 58B & 59A pt. (Concurrent w/RZ-1998-LE-064, SEA-91-L-053-4 & SEA-91-L-054-3.) LEE DISTRICT.

SE-01-M-041 - KFC OF AMERICA, INC. - Appl. under Sects. 4-704 & 9-622 of the Zoning Ord. to permit a fast food restaurant w/a drive-thru window & modifications/waivers in a Commercial Revitalization District on prop. located within the Willston Shopping Center at the N.W. corner of the intersect. of Arlington Blvd. & Patrick Henry Dr. on approx. 22,671 sq. ft. of land zoned C-7, SC & CRD. Tax Map 51-3((18))4 pt. MASON DISTRICT.

2232-P02-11 - TYSONS FIREHOUSE, LLC, AND THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the *Code of Virginia*, as amended, to lease & use a 0.83 ac. portion of the Tysons Fire Station property, located at 1560 Spring Hill Road, for either a commercial parking site, a mini-storage facility, or a vehicle major service establishment. Tax Map 29-3((1))57B. PROVIDENCE DISTRICT.

SEA-97-Y-002 - CHANTILLY ASSOCIATES, INC. - Appl. under Sect. 9-501 of the Zoning Ord. to amend SE-97-Y-002 previously approved for a quick service food store, car wash & service station to permit site modifications on prop. located at 5000 Westone Pz. on approx. 1.16 ac. zoned I-5, SC & WS. Tax Map 44-3((6))21D. (Concurrent w/PCA-1997-SU-002.) SULLY DISTRICT.

PCA-1997-SU-002 - CHANTILLY ASSOCIATES, INC. - Appl. to amend the proffers for RZ-1997-SU-002 to permit a quick service food store, car wash & service station w/an overall FAR of 0.06 on prop. located on the E. side of Stonecroft Blvd., approx. 400 ft. S. of Westfields Blvd. on approx. 1.16 ac. zoned I-5, SC & WS. Comp. Plan Rec: Retail. Tax Map 44-3((6))21D. (Concurrent w/SEA-97-Y-002.) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 29, 2002**

DEFERRAL: RZ-1998-LE-064 - SPRINGFIELD EAST, LC - P/H to 6/13/02
SEA-91-L-054-3 - SPRINGFIELD EAST, LC " "
SEA-91-L-053-4 - SPRINGFIELD EAST, LC " "
SE-01-L-020 - SPRINGFIELD EAST, LC " "

DECISIONS ONLY: ZONING ORDINANCE AMENDMENT (Front Yard Paving) (P/H held 4/25/02)
S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT (P/H held on 5/9/02)

FEATURES SHOWN: FSA-D96-50-1 - AT&T - 7305M Idylwood Road
FSA-62-1 - AT&T - 8751 Richmond Highway
FS-Y01-50 - VoiceStream - 14900 Conference Center Drive

RZ-2001-MA-049 - SEVILLE HOMES, LLC
FDP-2001-MA-049 - SEVILLE HOMES, LLC

SEA-97-Y-002 - CHANTILLY ASSOCIATES
PCA-1997-SU-002-CHANTILLY ASSOCIATES

1. Ann Mendum
Windfield HOA
6929 Alpine Drive
Annandale, VA 22003
2. Charles Wroblewski
Evergreen Heights Community Assn.
4357 Greenberry Lane
Annandale, VA 22003

NO SPEAKERS

2232-P02-11 - TYSONS FIREHOUSE & DPWES

NO SPEAKERS

SE-01-M-041 - KFC OF AMERICA

NO SPEAKERS

PLANNING COMMISSION MEETING AGENDA

Thursday, May 30, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

APPLICANT

STAFF ASSIGNED

PC ACTION

SE-01-H-049	AT&T Wireless Services	C. Belgin	Rec. Approval
S02-IV-MV1	OTPA	C. Lewis	PH to 6/27/02
RZ/FDP-2001-PR-050	Stanley-Martin	C. Lewis	D/O to 6/20/02

SCHEDULED DECISIONS

APPLICANT

STAFF ASSIGNED

PC ACTION

PCA-1998-PR-058 & SEA-83-P-045-4	Tycon Towers I " "	C. Lewis	D/O to 6/20/02
RZ/FDP-2001-PR-054	DR Horton	L. Johnson	D/O to 6/27/02

PLANNING COMMISSION AGENDA
THURSDAY, MAY 30, 2002

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

SEA-93-D-027-2 - EXXON MOBIL CORPORATION (FORMERLY KNOWN AS EXXON CORPORATION) - Appl. under Sects. 4-804 & 9-622 of the Zoning Ord. to amend SE-93-D-027 previously approved for a service station & quick service food store to permit a service station, quick-service food store, car wash & modifications/waivers in a commercial revitalization district on prop. located at 6720 & 6724 Old Dominion Dr. on approx. 1.28 zoned C-8, HC & CRD. Tax Map 30-2((1))52 & 53. DRANESVILLE DISTRICT.

SE-01-H-049 - AT&T WIRELESS SERVICES, INC., D/B/A AT&T WIRELESS - Appl. under Sect. 2-514, 6-302 & 9-101 of the Zoning Ord. to permit construction of a telecommunications facility (equipment cabinet) on prop. located within a portion of the right-of-way of the intersect. of Baron Cameron Ave. & the Fairfax Co. Pwky. on approx. 1.91 ac. zoned PRC. Formerly part of Tax Map 17-1((12))8. HUNTER MILL DISTRICT.

S02-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the *Code of Virginia*, Title 15.2, Chap. 22 concerning approx. 1.23 ac. located N.E. of the intersect. of Richmond Hwy. & Martha St. on the N. side of Richmond Hwy. The area is planned for a mix of predominantly resident. use at a density of 8-12 du/ac & community-serving commercial uses up to .35 FAR w/substantial parcel consolidation. The Plan amendment will consider an option for commercial uses such as contractor's offices &/or a plant nursery for the parcels located E. of Roxbury Dr. Tax Maps 101-4((1))11A & 12. LEE DISTRICT.

PCA-95-Y-016-3 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP - Appl. to amend the proffers for RZ-95-Y-016 to permit mixed use dev. w/an overall FAR of 0.23 on prop. located in the S.E. quadrant of the intersect. of Lee Jackson Mem. Hwy. & Lee Rd. on approx. 14.40 ac. zoned C-8, HC, WS & AN. Comp. Plan Rec: Industrial. Tax Map 34-3((1))7B pt. & 19 pt. (Concurrent w/SEA-95-Y-024-2.) SULLY DISTRICT.

SEA-95-Y-024-2 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP - Appl. under Sect. 4-804, 9-607 & 9-620 of the Zoning Ord. to amend SE-95-Y-024 to permit a continuation of a previously-approved increase in bldg. height & a waiver of certain sign regulations on prop. located at 14409 Lee Jackson Mem. Hwy. on approx. 14.40 ac. zoned C-8, HC, WS & AN. Tax Map 34-3((1))7B pt. & 19 pt. (Concurrent w/PCA-95-Y-016-3.) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 30, 2002**

DECISIONS ONLY: RZ/FDP-2001-PR-054 - D. R. HORTON, INC. - PH held on 5/2/02

DEFERRALS: SEA-93-D-027-2 - EXXON MOBIL CORPORATION - PH to 7/25/02
PCA-95-Y-016-3 - CHANTILLY 50-28 ASSOCIATES - PH to 6/27/02
SEA-95-Y-024-2 - CHANTILLY 50-28 ASSOCIATES - " " "
S02-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - PH to 6/27/02
PCA-1998-PR-058 - TYCON TOWER I & III - D/O to 6/20/02
SEA-83-P-045-4 - TYCON TOWER I & III - " " "

FEATURES SHOWN:

Hunter Mill FSA-H96-22-1 - AT&T - 2201 Cooperative Way
FSA-H96-38-2 - AT&T - 2340 Dulles Corner Blvd.
Mason FSA-68-2 - AT&T - 3800 Powell Lane
FSA-67-1 - AT&T - 3407 Moray Lane
Mt. Vernon FSA-60-1 - AT&T - 6911 Richmond Highway
Springfield FSA-Y96-70-1 - Sprint - 12777 Fair Lakes Circle

SE-01-H-049 - AT&T WIRELESS SERVICES, INC.
FSA-H99-21-1 AT&T WIRELESS SERVICES, INC.

No Speakers

RZ-2001-PR-050/FDP-2001-PR-050 - STANLEY-MARTIN HOMEBUILDING, LLC

1. Joyce Dreisback, President
Hampton Commons
3014 Covington Street
Fairfax, VA 22031
2. Susanna Clarendon
3022 Covington Street
Fairfax, VA 22031
3. Kate Schwarz
Address Unknown
4. Fran Wallingford
3311 Mantua Drive
Fairfax, VA 22031
5. Lee Calvert
3034 Braxton Wood Court
Fairfax, VA 22031